

COT DESIGN REVIEW BOARD
Friday, April 17, 2015 - 7:30 a.m.

APPROVED MINUTES

Public Works Building Planning & Development Services, 3rd Floor North Conference Room
201 North Stone Avenue
Tucson, Arizona

Call to order: 7:30 am

Members Present

Bruce Dawson (Chair)
Eric Barrett
Robert Page
Mike Anglin

Members Absent

Jennifer Patton
Page Repp, Jr

Staff Present (PDSD)

Michael Taku
Priscilla Ibarra

Approval of minutes from April 3, 2015

Motion to approve minutes from April 3, 2015.

Motion: Mike Anglin

Second: Eric Barrett

Vote: 4-0

Applicant- Attendees

John Price, Architect, Rob Paulus Architects Ltd-990 East 17th Street, Tucson, AZ 85719

NEW CASE:

RND-14-20 CONGRESS MIXED USE ANNEX-FAÇADE IMPROVEMENT [*MINOR REVISION TO APPROVED PLAN], 20 EAST CONGRESS STREET, OCR-2 [DRB-15-06]

The applicant's project is located within the Rio Nuevo and Downtown (RND) Overlay Zone, and is zoned OCR-2 "Office Commercial Residential". The applicant proposes removal of the 3rd floor balcony as well as the resetting the front entry doors from a center pair of doors to two single doors on the outside of the opening. Additionally, three (3) windows are enlarged for more lights to north corner of the building. NOTE: Balconies and shade canopies are removed from previous approved plan and the east elevation, not previously reviewed and approved is now submitted.

Tucson Unified Development Code (UDC) Sections applicable to the project include, but are not limited to, Section 2.2.6.C.14 which states that the DRB reviews for recommendation, all proposed development in the Rio Nuevo and Downtown Overlay Zone (RND), as provided in Section 5.11.8. In formulating its recommendation, the DRB shall apply the design standards in Sections 5.11.4, *Building Design Standards*, 5.11.5, *Site Design Standards*, and 5.11.6, *General Restrictions*.

The Applicant's Request

The applicant is requesting a review of the proposed revisions, removal of shade canopies and balconies and the east elevation for compatibility with Rio Nuevo and Downtown Zone design criteria.

THE DESIGN REVIEW BOARD (DRB) HAS REVIEWED THE APPLICANT'S PROJECT FOR COMPLIANCE WITH RIO NUEVO DESIGN CRITERIA AND RECOMMENDS TO THE PLANNING & DEVELOPMENT SERVICES DIRECTOR APPROVAL, FINDING THE PROJECT IN COMPLIANCE WITH THE BUILDING DESIGN STANDARDS SET FORTH IN UDC SECTION 5.11.4 A-O AND SITE DESIGN STANDARDS IN SECTION 5.11.5 (SEE ATTACHMENT 'B'); AND SUBJECT TO THE FOLLOWING CONDITION(S).

Minutes Approved on 05/01/2015

**Approval of changes to the North and East Elevations with No Condition(s)
Return to DRB if any changes to the plans.**

Motion: Mike Anglin
Second: Eric Barrett
Vote: 4-0

RND PRE APPS:

Future items include: (1) Gibson Court revised plans and (2) GJX Administration Building.

Call to the Audience

No one in the audience to speak

Adjourn: 8:05 am

If you have any questions concerning this DRB meeting, please contact Michael Taku at 837-4963.

S: zoning administration/drb/04172015min.doc